



MINUTES

SUNNYVALE ONIZUKA CITIZEN'S ADVISORY COMMITTEE (CAC)

OCTOBER 25, 2006

The Onizuka Citizen's Advisory Committee met October 25, 2006, in the West Conference Room, 456 West Olive Avenue, at 7:00 p.m., with Local Redevelopment Authority (LRA) Chair, Ron Swegles, presiding.

ROLL CALL

CAC Members Present: LRA Chair, Ron Swegles, LRA Member, Dean J. Chu, Thom Bryant, Howard Chuck, Cynthia Cotton, Raymundo Ferdin, Nick Galiotto, Geoffrey Kiehl, Robert Lopez, Nancy Newkirk, Charles Rogers, Sarah Wasserman

CAC Members Absent: Josephine Lucey (Excused absence)

Staff Present: Coryn Campbell, Assistant to the City Manager; Andrea Georgelos, Interim Intergovernmental Relations Officer; Trudi Ryan, Planning Officer, Robert Switzer, Office of the City Manager, BRAC Project Manager

Others: Members of the public

CONSENT CALENDAR

COMMITTEE MEMBER Nancy Newkirk motioned to approve Draft Minutes from the August 24, 2006, Special Meeting. COMMITTEE MEMBER Geoffrey Kiehl seconded the motion. By unanimous vote, the MOTION CARRIED

Convene Special Meeting

- **Overview of Land Use Planning and the Onizuka AFS Site.**

Planning Officer Trudi Ryan introduced Robert Switzer, the City's BRAC Project Manager in the City Manager's Office. Mr. Switzer provided a brief introduction to his background in local government, economic development and State BRAC roles working with local reuse authorities.

Ms. Ryan then presented a prepared presentation, "Land Use Planning "Primer" for the Onizuka AFS Site." Ms. Ryan explained the General Plan, its land use goals and policies, and the Moffett Park Specific Plan adopted in April, 2004; Sunnyvale zoning, including the surrounding and abutting zoning; and the influences on land value in the marketplace that might affect Onizuka: size and shape of the property, location near neighboring uses, environmental factors

including the condition of facilities, other users, etc. Ms. Ryan acquainted the CAC with the Federal definition of "highest and best use." Ms. Ryan then reviewed concepts and case law on other "reasonable uses" including public benefit uses as reflected in Federal consideration of Notices of Intent, City zoning restrictions, and private sector concerns for some economic return. Discussion followed. The slide presentation is attached.

Ms. Ryan described the primary land uses currently allowed in the Moffett Park Specific Plan surrounding the area: Office/R&D, light manufacturing/warehouse, retail/service, and hotels and restaurants. City staff presented prepared documents depicting land uses that are possible in the surrounding area and other informational materials. City staff invited questions. Discussion followed.

Ms. Newkirk requested information on General Plan updates. Ms. Ryan responded that the specific plan for the area was approved in April 2004 and the City updated the Land Use and Transportation Element of the General Plan in 1997. Mr. Bryant noted that the City considered other options for the area during the preparation of the Moffett Park Specific Plan and Environmental Impact Report. Mr. Rogers requested information on the conditions of Onizuka buildings. Ms. Campbell responded the City had not conducted its own review of the buildings, described the DOD's conditions of property report, and outlined the timing for presentation to the CAC and the LRA. Mr. Lopez asked if DOD information on building conditions (including asbestos) might be on the CAC agenda for January. Ms. Campbell noted DOD reports on the condition of Onizuka buildings are posted on the City's Onizuka BRAC website, and noted that the CAC would be added to the list to be informed of web site changes.

Ms. Ryan distributed a handout with excerpts from the City of Sunnyvale's 2005-2010 Consolidated Plan, copies of which had been made available to the CAC. The Plan provides information on the homeless needs of Sunnyvale residents, which the City is required to prepare and submit to HUD every five years. The excerpts summarized the scope and nature of homeless needs objectives and services in Sunnyvale over the next five years. According to the Homeless MIS database approximately 4.4% of homeless clients countywide stated they last lived in Sunnyvale. Two homeless facilities are located in the City of Sunnyvale and additionally Cupertino Community Services operates a program providing shelter, food and case management to 15 homeless men.

Mr. Bryant noted prior identification of problems with childcare uses due to area hazardous materials, and asked if there was accommodation in the Specific Plan. Ms. Ryan indicated there was only provisions for small business sponsored childcare uses in the plan. Mr. Lopez asked if there was any "superfund" or other designated site. Ms. Ryan responded that she did not believe the site had been designated a Superfund site. Ms. Campbell indicated that the preliminary environmental review was on the CAC agenda for January. Mr. Bryant suggested that the possibility of underground jet fuel storage for generators should be explored and determined during analysis.

Mr. Bryant inquired as to the desirability of exploring a transfer of the property to the City for City office or City facility uses. Ms. Campbell and Ms. Georgelos explained the regulatory, procedural, NOI time schedule, and cost factors of a public benefit transfer and noted that staff would explore this idea further. Mayor Swegles suggested other possible public uses. CAC members discussed other conceptual alternatives.

Update of Base Realignment and Closure Process

Robert Switzer briefly provided a verbal report on the highlights of recent activities, and noted the revised CAC meeting schedule with tentative descriptions of expected agenda topics, and subsequent LRA meeting dates.

ADJOURNMENT 8:10 p.m.

Handouts:

Slide Presentation: Land Use Planning "Primer" for the Onizuka AFS site,"

Local Services for the Moffett Park Area

Overview of Homeless needs as contained in the City of Sunnyvale Consolidated Plan 2005-2010

Respectfully Submitted:

Robert A. Switzer, BRAC Project Manager
